

**IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

**JTS CAPITAL 4 LLC,  
Plaintiff,**

**No. 1:25-cv-00132-CB**

**v.**

**NORTHWEST BANK f/k/a NORTHWEST  
SAVINGS BANK,  
Defendant.**

**STIPULATION OF PARTIAL DISMISSAL PURSUANT TO FEDERAL RULE OF  
CIVIL PROCEDURE 41(a)(1)(A)(ii)**

**IT IS HEREBY STIPULATED AND AGREED** by the parties Plaintiff JTS Capital 4 LLC and Defendant Northwest Bank f/k/a Northwest Savings Bank, by and through undersigned counsel, that Plaintiff's claims stated in this action for an award of attorney's fees and/or any costs of suit not taxable pursuant to 28 U.S.C. § 1920, including as stated in paragraph 52 and sections A and C of the Prayer for Relief of the Complaint, are dismissed without prejudice , and without costs or attorney's fees to any party, pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii). Plaintiff's other claims as stated in the Complaint against Defendant Northwest Bank f/k/a Northwest Savings Bank shall remain pending.

Dated: July 11, 2025

Respectfully submitted,

By:

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*Counsel for Defendant Northwest Bank f/k/a Northwest Savings Bank*

CERTIFICATE OF SERVICE

I hereby certify that on this 11th day of July, 2025, I will electronically file the foregoing with the Clerk of the Court using the CM/ECF system, which I will then send a notification of such filing to all counsel of record.

Dated: July 11, 2025

Respectfully submitted,

By: /s/ McArdle Booker  
D. McArdle Booker, Esq.

*Counsel for Northwest Bank f/k/a Northwest  
Savings Bank*